

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
FEBRUARY 16, 1966

This regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, February 16, 1966, in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - BROWN, CULBERTSON, DOW,
WALTON and KIRSTEN

Absent: Councilmen - None

Also present: City Manager Graves, Administrative Assistant Peterson, and Planning Director Schroeder.

MINUTES Minutes of February 2, 1966, were approved as written and mailed on motion of Councilman Culbertson, Brown second.

PUBLIC HEARINGS

ABANDON Notice thereof having been published and posted in accordance with law, Mayor Kirsten called for public hearing on the proposal to abandon a portion of Hale Road west of 99 Freeway. Hale Road comes to a dead end at the Freeway and the portion to be abandoned would become a part of the Pioneer Subdivision, the tentative map of which was approved by the Planning Commission subject to the proposed abandonment. A letter was read from the Pacific Telephone and Telegraph Company stating the company has telephone facilities in the area but has no objection to the abandonment providing the right to continue operation and maintenance of the facilities is retained. Mr. Ted Schneider, Jr., representing S & S Development Company, the subdivider, said his company would be willing to pay for the cost of moving the telephone facilities so that they would be in an easement along the lot line. There was no further correspondence and no one else in the audience who wished to be heard concerning the proposed abandonment. On motion of Councilman Walton, Dow second, the City Council adopted its order abandoning a portion of Hale Road west of 99 Freeway, reserving therein an easement for public utilities, both publicly and privately owned.

COCKTAIL Notice thereof having been published in accordance with law, Mayor Kirsten called for public hearing on the recommendation of the Planning Commission that cocktail lounges be permitted in the C-S Commercial Shopping District. In discussing the recommendation it was brought out that the request made to the Planning Commission had been for a cocktail lounge in conjunction with a restaurant in the Lakewood Mall which is zoned C-S. By a vote of 5-2 the Planning Commission had recommended cocktail lounges be permitted per se. The applicant, Mr. Boyce Ashford, 1901 Elder Lane, Modesto, said he wished to have a cocktail lounge in conjunction with a restaurant. A letter was read from Rev. Gene Forrest, Pastor of the First Assembly of God, protesting the proposed amendment to the Code. The Church parsonage is located at the southeast corner of Elm Street and Ham Lane. The letter stated a cocktail lounge in the Lakewood Mall would be a detriment to the surrounding area and could be a bad influence on children attending nearby schools. There would also be a problem with cars leaving the lounge late at night. There was no other correspondence and no one else in the audience who wished to speak on the proposal. After considerable

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discussion, it was the general agreement of the Council that cocktail lounges should only be permitted in C-S districts in conjunction with restaurants and on motion of Councilman Dow, Walton second, the City Council by unanimous vote introduced Ordinance No. 810 amending Section 27-9A(b) of the City Code and thereby permitting a cocktail lounge in conjunction with a restaurant in the C-S Commercial Shopping District, providing the cocktail lounge is open only during such hours as the restaurant is open. Mr. Ashford stated he was agreeable to the wishes of the Council.

COUNCIL RECESS

SACRAMENTO
CAMELLIA
FESTIVAL

Mayor Kirsten declared a recess to welcome visitors from the Sacramento Camellia Festival. Mr. Hy Hendron of the Camellia Festival Association introduced Camellia Hostess Mrs. Cook and Princesses Gay Russo and Lana Sargento. An invitation was extended by the visitors to attend the Camellia Festival in Sacramento from March 4 to 13 and camellia plants were presented to City officials.

PUBLIC HEARINGS (Continued)

IMPROVEMENTS
ALONG GUNSCH
PROPERTY ON
S. CHEROKEE

Mr. Henry Gunsch addressed the Council in regard to curb, gutter and sidewalk improvements along the frontage of his property at 1541-1651 South Cherokee Lane. At its meeting of January 5, 1966, the Council had granted Mr. Gunsch access rights for three driveways provided he installed the improvements for the entire length of his property. The commercial building(body shop) is in a depressed area and Mr. Gunsch requested that he not be required to put in the sidewalk in front of this building at the present time, amounting to about 60 feet at an estimated cost of \$300. It was moved by Councilman Brown that Mr. Gunsch deposit money to cover the cost of the entire improvements, that the improvements be installed with the exception of the sidewalk in front of the body shop, and that the City hold the balance of the money for the sidewalk in front of the body shop until such time as the City wanted it installed. His motion was seconded by Councilman Dow. Councilman Walton stated the money for the deferred sidewalk should be assigned to the City so that the City would have money to install the sidewalk regardless of who was the property owner. Councilman Brown then withdrew his motion and Councilman Dow his second. Councilman Walton moved that the curb, gutter and sidewalk be installed at this time for the entire length of the Gunsch property with the exception of the sidewalk in front of the body shop which could be deferred until such late date as the City required its installation and that the deposit of funds for this portion of sidewalk be assigned to the City to cover installation costs, but would be refunded to Mr. Gunsch if he decided to put in the sidewalk at an earlier date. His motion was seconded by Councilman Dow and carried by unanimous vote.

TREE REMOVAL
FOR GUNSCH
DRIVEWAY

Mr. Gunsch asked the Council if he could remove an olive tree on the south side of the southerly driveway for the above mentioned property in order that the driveway could be at a right angle to Cherokee Lane, making it easier for trailers using the driveway. When the Council had approved this driveway it had not discussed possible removal of the tree. Councilman Culbertson, Brown second, moved that Mr. Gunsch be permitted to remove the tree and install the driveway as requested.

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Councilman Dow then mentioned that Mr. Gunsch had installed the curb and gutter as previously approved by the Council, but now part of this would need to be removed. He moved that the previous motion be amended by adding that the City would pay for the cost of moving the curb and gutter adjacent to this driveway. His motion was seconded by Councilman Culbertson and carried by unanimous vote.

PLANNING COMMISSION

The Planning Commission recommended the following changes in the off-street parking requirements for residential uses:

- a. Single-family dwellings shall provide at least one off-street parking space which shall be on the same lot as the main building and shall be located within a private garage or carport.
- b. Multiple-family dwelling, except as provided below, shall provide one and one-half, off-street parking spaces for each dwelling unit, which space shall be on the same lot as the main building. Two-thirds (i.e. 66 2/3%) of such spaces shall be located within a private garage or carport.
- c. Multiple-family dwellings, located in the area bounded by the centerlines of Lockeford Street on the north, Stockton Street on the east, Chestnut Street and its easterly extension on the south, and Hutchins Street on the west, shall provide one off-street parking space for each dwelling unit which spaces shall be located on the same lot as the main building. Two-thirds (i.e. 66 2/3%) of such parking spaces shall be located within a private garage or carport.
- d. Lodging houses and boarding houses shall provide one off-street parking space for each two guest rooms, which space shall be on the same lot as the main building and shall be located within a private garage or carport.
- e. None of the off-street parking spaces required by this section or other off-street parking spaces shall be situate within any front yard area, side yard area or interior court area required or pursuant to other provisions of this section.

On motion of Councilman Dow, Brown second, the Council set the above matter for public hearing on March 2, 1966. Stating that he would like to have more time to study the recommendations before setting it for public hearing, Councilman Culbertson moved that the motion to set the matter for public hearing be rescinded and that the Council study the recommendation at its meeting of March 2. His motion was seconded by Councilman Dow and carried unanimously.

The Planning Commission has also recommended the following amendment to the zoning ordinance:

Automobile service stations shall be permitted in C-S, C-1, C-2 and M districts after first securing a use permit from the Planning Commission. Repairs shall be limited to those of a minor nature and shall be conducted entirely within a building.

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The Council spent some time discussing service stations, the necessity for use permits, etc., and felt it needed more time to study the proposal. Councilman Dow moved that the matter be discussed further at the meeting of March 2, 1966, before setting it for public hearing. His motion was seconded by Councilman Culbertson and carried.

The following actions of the Planning Commission were also reported:

1. Conditionally approved the tentative map of Ticknor Court Subdivision, a nine-lot, 1.8-acre, single-family development proposed by Dr. George Williams at the northeast corner of Corinth Avenue and West Lodi Avenue.
2. Conditionally approved the tentative map of Westlake Subdivision, a 136-lot, 25-acre, single-family development proposed by Capell Land Development Company, south of Turner Road between General Mills and Lower Sacramento Road.
3. Set a Special Meeting to consider the following commercial rezonings:
 - a. Request of Thomas Hom, Raymond Fong, and Wing Fong for a change in zoning from the R-1 District to the C-1 District for a parcel located on the north side of Turner Road approximately 400 feet west of Ham Lane.
 - b. Request of the heirs of the Ada Hutchins Estate for a change in zoning from the R-1 District to the P-O District to include commercial, multiple-family and single-family uses for a parcel located between West Lodi Avenue and Iris Drive from Ham Lane west to Hutchins Sunset Park.
 - c. Request of the James Realty Company by Mr. Byron James for a change in zoning from the R-1 District to the C-1 District for the Harrison property at the northwest corner of Ham Lane and West Lodi Avenue.
 - d. Initiation by the Planning Commission of the prezoning as C-S, Commercial-Shopping of a twenty-three (23) acre parcel at the southwest corner of West Lodi Avenue and Lower Sacramento Road.

This action was taken subsequent to a recommendation to the San Joaquin County Planning Commission denying the request of Mr. Victor Meyer for C-2, General-Commercial zoning on this same parcel.

COMMUNICATIONS

K.O. HESTER
CAMELLIA GARDEN
DEDICATION

An invitation was received from the San Joaquin County Board of Supervisors and K. O. Hester to attend the dedication of the K. O. Hester Camellia Garden on Friday, March 4, at 2:30 p.m. in Micke Grove Park.

AIR POLLUTION
COMMITTEE
MEETING

A notice was read of the next meeting of the San Joaquin County Air Pollution Committee which will be held Wednesday, February 23, at 7:30 p.m. in Room 351 of the County Courthouse. Members of the Council were invited to attend.

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LAKEWOOD RE
VIET NAM

A resolution was received from the City of Lakewood, California, expressing support and devotion to members of the Armed Forces of this country fighting in Viet Nam.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$774,504.24 were approved on motion of Councilman Dow, Culbertson second.

AWARD -
GASOLINE, OILS
AND GREASES

The following bids complying with specifications were received on gasoline, oils and greases, totalling as follows:

RES. NO. 2923
ADOPTED

| | |
|------------------------------|-------------|
| Tidewater Associated Oil Co. | \$38,172.30 |
| Richfield Oil Co. | 38,274.47 |
| Standard Oil Co. | 41,354.27 |
| Shell Oil Co. | 41,878.10 |
| Union Oil Co. | 43,889.95 |

Mr. Graves explained that Finance Director Wilson had checked with the County in regard to prices the County is paying for these items. Tidewater and Richfield bids to the City on gasoline meet those of the County, but the County received a better price on the oils and greases. However, the low bidder, Tidewater Associated Oil Company, has the County contract for oils and greases and is willing to deliver these products to the City for the same price as the County is paying. Mr. Graves recommended that award be made to Tidewater under these conditions. On motion of Councilman Culbertson, Dow second, the City Council adopted Resolution No. 2923 awarding the contract for gasoline, oils and greases to Tidewater Oil Company, ~~with the provision that the Company will meet County prices.~~ *Minutes of 3/6/66*

LINE FOREMAN
LIGHT, SALARY
RANGE

RES. NO. 2924
ADOPTED

Mr. Graves explained that with the abolishment of the Line Foreman, Heavy, classification an inequity had occurred in the salary schedule in the Utilities Department. It is the policy to maintain two full steps between positions with direct supervision; however, the Line Foreman, Light, classification is only one full step above Lineman and is three full steps below General Foreman. To correct this situation, Mr. Graves recommended that the Line Foreman, Light, salary range be raised another full step. On motion of Councilman Culbertson, Dow second, the City Council adopted Resolution No. 2924 changing the salary range for Line Foreman, Light, from 63-A to 65-A effective February 1, 1966.

SPECS -
LAKE PARK
PUMP STATION

Mr. Graves presented plans and specifications for the Lodi Lake Park Pump Station (storm) for Council consideration. On motion of Councilman Dow, Culbertson second, the City Council approved the plans and specifications on the Lodi Lake Park Pump Station and authorized calling for bids thereon.

ADJOURNMENT

There being no further business, on motion of Councilman Brown, Dow second, the Council adjourned at 9:53 p.m.

Beatrice Garibaldi
Attest: BEATRICE GARIBALDI
City Clerk